

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

***AN ORDINANCE AUTHORIZING THE SALE OF AFFORDABLE HOUSING
PROPERTY KNOWN AS 235 NUTHATCH COURT IN THE TOWNSHIP OF
READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY AND
CERTAIN PERSONAL PROPERTY***

Ordinance #09-2022

WHEREAS, the Township of Readington ("Township") owns a one-bedroom condominium property designated as Block 95, Lot 12.235 on the official Tax Map of the Township of Readington, also known as 235 Nuthatch Court (hereinafter "Property") which was purchased for the purposes of being deed-restricted as a moderate income unit to provide affordable housing opportunities to qualified applicants in accordance with N.J.S.A. 52:27D-301, the "New Jersey Fair Housing Act" and the administrative rules and regulations adopted by the N.J. Council on Affordable Housing ("COAH") at N.J.A.C. 5:80-26.1, et seq. (hereinafter the "Regulations");

WHEREAS, the Township Housing Coordinator, in accordance with the affirmative marketing rules required by the Regulations has qualified a proper buyer for the property for the price of \$140,016.00 which is within the maximum permitted resale price set by the Regulations and the Township has prepared a contract in accordance therewith;

WHEREAS, the sale of the Property will provide an affordable housing opportunity in accordance with COAH rules, the Regulations and the Township's Affordable Housing and Fair Share Plan.

WHEREAS, the Township is permitted to sell the property pursuant to N.J.S.A. 40A:12-13 et seq., NJ COAH rules and regulations, and any other applicable law; and

WHEREAS, the Buyer has requested to purchase certain household furniture ("Personal Property") currently stored at 306 Sparrow Court as part of the transaction and the Township is willing to sell same for \$300, as set forth in the contract for Personal Property on file with the Township Clerk; and

WHEREAS, the Township has determined that the Personal Property is not needed for public use; and

WHEREAS, N.J.S.A. 40A: 11-36(6) authorizes the private sale of personal property owned by the governing body if the value is determined to be less than 15% of the municipality's bid threshold, and the proposed sale is in compliance therewith.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, as follows:

Section 1. The above preambles are incorporated herewith as if fully repeated herein

Section 2. The Township of Readington is authorized to convey the property known as Block 95, Lot 12.235, in the Township of Readington, and commonly known as 235 Nuthatch Court, Three Bridges, N.J. to the buyer Christine Coletti (“Buyer”) for the purchase price of \$140,016.00, as provided in the proposed contract of sale on file with the Township Clerk; on condition that all required documentation be placed of record deed-restricting the property as a moderate-income affordable housing unit for at least thirty years, and/or as may be extended, per affordable housing rules and regulations.

Section 3. The Township of Readington is authorized to convey the Personal Property to the Buyer for \$300. as provided in the property contract of sale on file with the Township Clerk.

Section 4. On behalf of the Township Committee of the Township of Readington, the Mayor, Deputy Mayor, Township Administrator/Clerk and Township Attorney, as appropriate, are authorized to prepare and sign any and all documentation necessary to effectuate the sale of the aforesaid real Property and Personal Property to the aforesaid Buyer.

Section 5. Severability.

If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 6. Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **FEBRUARY 22, 2022** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **MARCH 21, 2022** AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK